

LOCATION MAP

SCALE: 1"=2000'

DEVELOPMENT SUMMARY				
UNIT	ACRES	NO. OF LOTS	DENSITY (LOTS / AC)	PHASING SEQUENCE
1	52.70 AC	118	2.24	1
2	11.92 AC	59	4.95	2
3	32.76 AC	91	2.78	3
4	19.48 AC	77	3.95	4
5	11.98 AC	62	5.18	5
TOTAL DEVELOPMENT	128.84 AC	407	3.16	

MDP OPEN AREA REQUIREMENT = 1 ACRE PER EACH 70 LOTS  
TOTAL NUMBER OF RESIDENTIAL LOTS = 407

OPEN AREA REQUIREMENT =  $\frac{407 \text{ LOTS}}{70 \text{ LOTS/1 AC}} = 5.8 \text{ ACRES}$

OPEN SPACE PROVIDED

OPEN SPACE = 28.01 ACRES

OPEN SPACE (UNIMPROVED FLOODPLAIN) = 11.88 ACRES

TOTAL OPEN SPACE PROVIDED = 39.43 ACRES

NOTE:

- 1.) SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS.
- 2.) WATER SYSTEMS SHALL BE DEDICATED TO SAN ANTONIO WATER SYSTEM.
- 3.) SEWER SYSTEMS SHALL BE DEDICATED TO SAN ANTONIO WATER SYSTEM.
- 4.) BEARING BASIS FOR THIS SURVEY IS THE LINE FORMED BY THE SOUTHEAST CORNER IN THE NORTH RIGHT-OF-WAY OF NEW SULPHUR SPRINGS ROAD AND THE SUBSEQUENT NORTHERLY ANGLE POINT OF THE EAST LINE OF SAID TRACT AS ROTATED TO TEXAS SOUTH CENTRAL ZONE, STATE PLANE COORDINATES REDUCED TO SURFACE VALUES BY APPLICATION OF A COMBINED SCALE FACTOR OF 0.999841.
- 5.) CLEAR VISION EASEMENTS SHALL BE PROVIDED IN ACCORDANCE WITH UDC 35-506(d)(5)
- 6.) BICYCLE FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF SAN ANTONIO UDC REQUIREMENTS (PER ORDINANCE NO. 100741).

SULPHUR SPRINGS  
MASTER DEVELOPMENT PLAN

PLAN #:

DATE: 9/23/05

LORAIN L. GASTRING,  
HELEN G. MELLEBRUCH,  
ALTON R. MELLEBRUCH,  
& E. LYLE MELLEBRUCH  
VOL. 2422, PG. 1720

RUTH BOWMAN RUSSELL  
VOL. 4936, PG. 1347

GODFREY T. &  
SHARON A. MANGOLD  
VOL. 6561, PG. 0031

WILLIAM G. & FAYE H.  
MONTGOMERY  
VOL. 2773, PG. 1683  
REMAINDER OF 19.48 ACRES

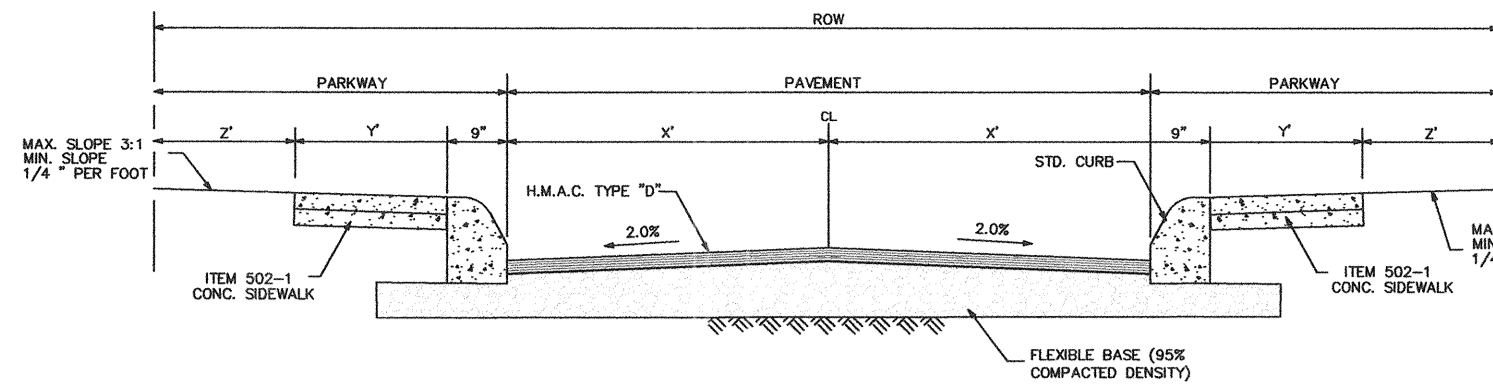
APPROVED  
MASTER DEVELOPMENT PLAN  
PLANNING COMMISSION CITY OF SAN ANTONIO

OWNER & APPLICANT

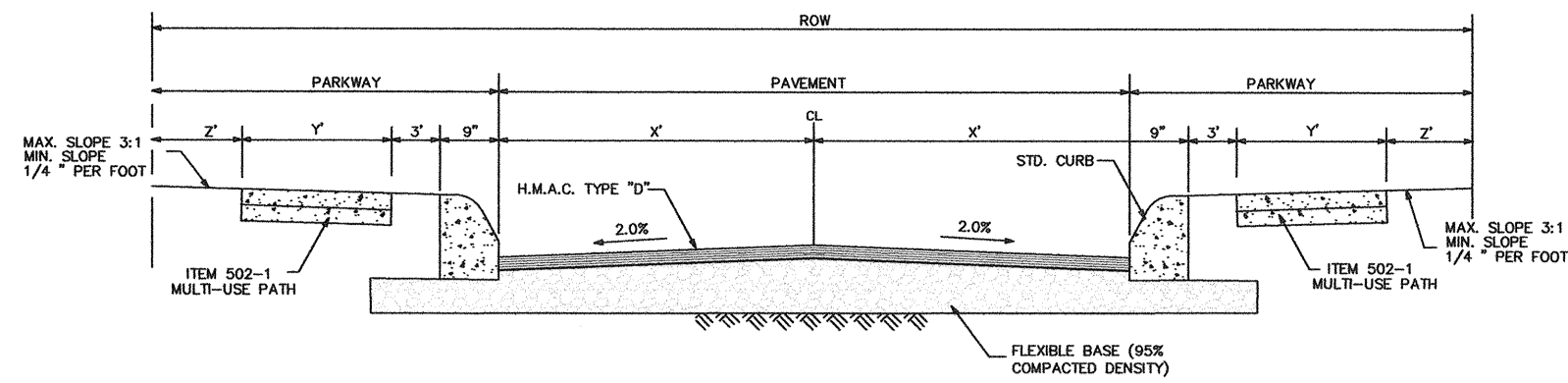
DR HORTON  
CONTACT PERSON: BLAINE LOPEZ, P.E.  
211 NORTH LOOP 1604 EAST, SUITE 130  
SAN ANTONIO, TEXAS 78232  
TEL: (210) 496-2668  
FAX: (210) 495-3108

CIVIL ENGINEER

CARTER & BURGESS, INC.  
CONTACT PERSON: ARTURO CAMACHO, P.E.  
911 CENTRAL PARKWAY N. SUITE 425  
SAN ANTONIO, TEXAS 78231-5065  
TEL: (210) 494-0088  
FAX: (210) 494-4525

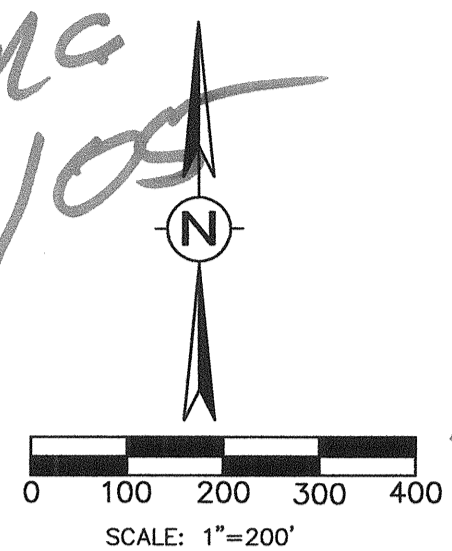


TYPICAL STREET SECTION  
N.T.S.



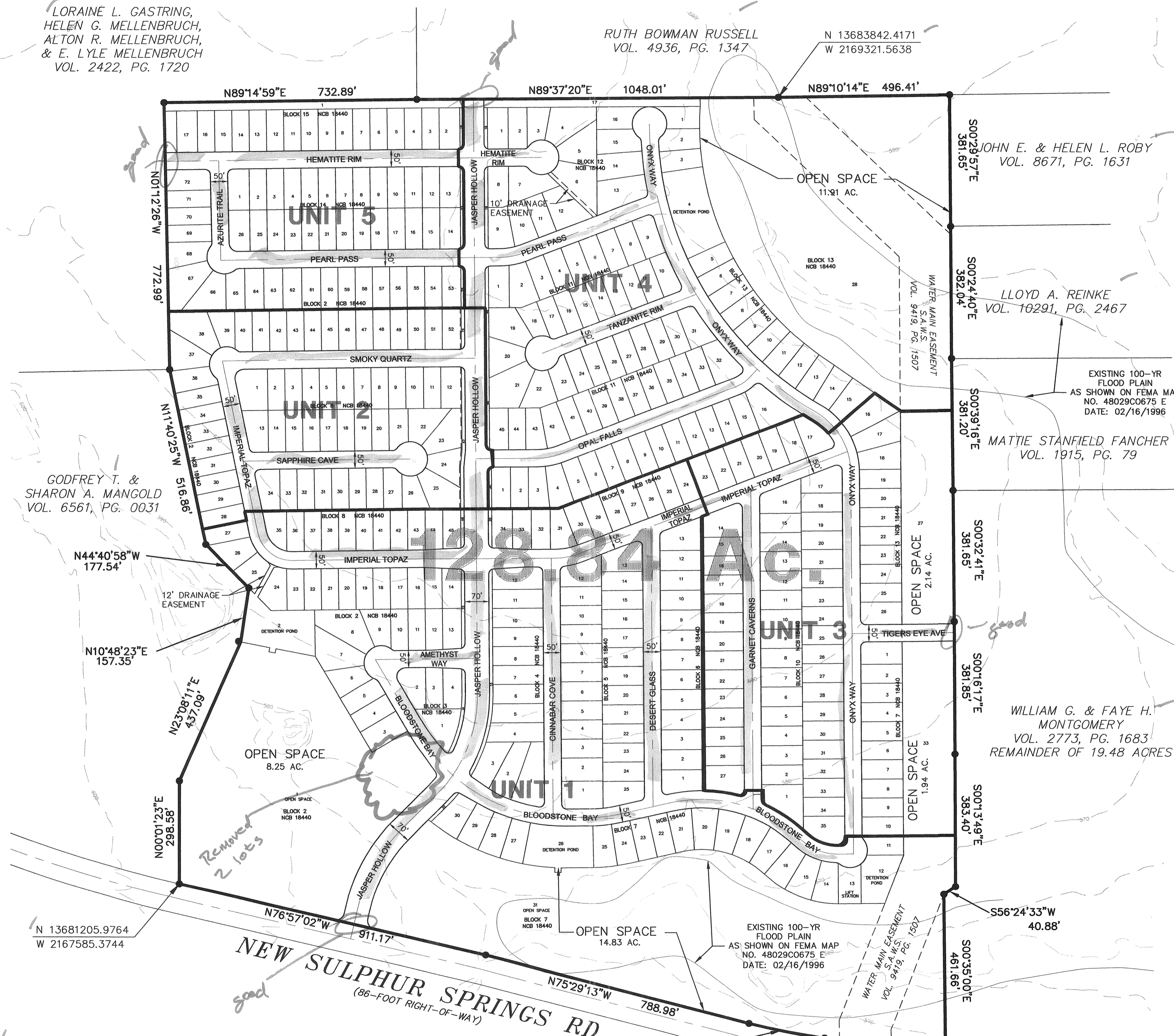
TYPICAL STREET SECTION  
N.T.S.

STREET CROSS SECTION					
ROW	PAVEMENT	PARKWAY	X'	Y'	Z'
50'	28'	11'	14'	4.0'	6.25'
60'	40'	10'	20'	6.0'	3.25'
70'	44'	13'	22'	6.0'	6.25'
* 70'	44'	13'	22'	6.0'	3.25'



LEGEND

--- 940 --- EXISTING CONTOUR



CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

NOTE:

"THE FLOODPLAIN ON THIS MASTER DEVELOPMENT PLAN IS ESTIMATED AND SUBJECT TO REVISION. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE."

DEVELOPER/AGENT \_\_\_\_\_ DATE \_\_\_\_\_  
ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**Carter & Burgess**

Consultants in Engineering, Architecture,  
Construction Management and Related Services  
Carter and Burgess, Inc.

811 Central Parkway North, Suite 425  
San Antonio, Texas 78232  
(210) 494-0088 Fax (210) 494-4525  
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MASTER  
DEVELOPMENT PLAN

SULPHUR SPRINGS  
SUBDIVISION

D. R. HORTON  
211 N. LOOP 1604 E., SUITE 130  
SAN ANTONIO, TX 78232

DATE: 9/23/05

DRAWN BY: K.S.R.

DESIGNED BY: K.S.R.

CHECKED BY: A.C.

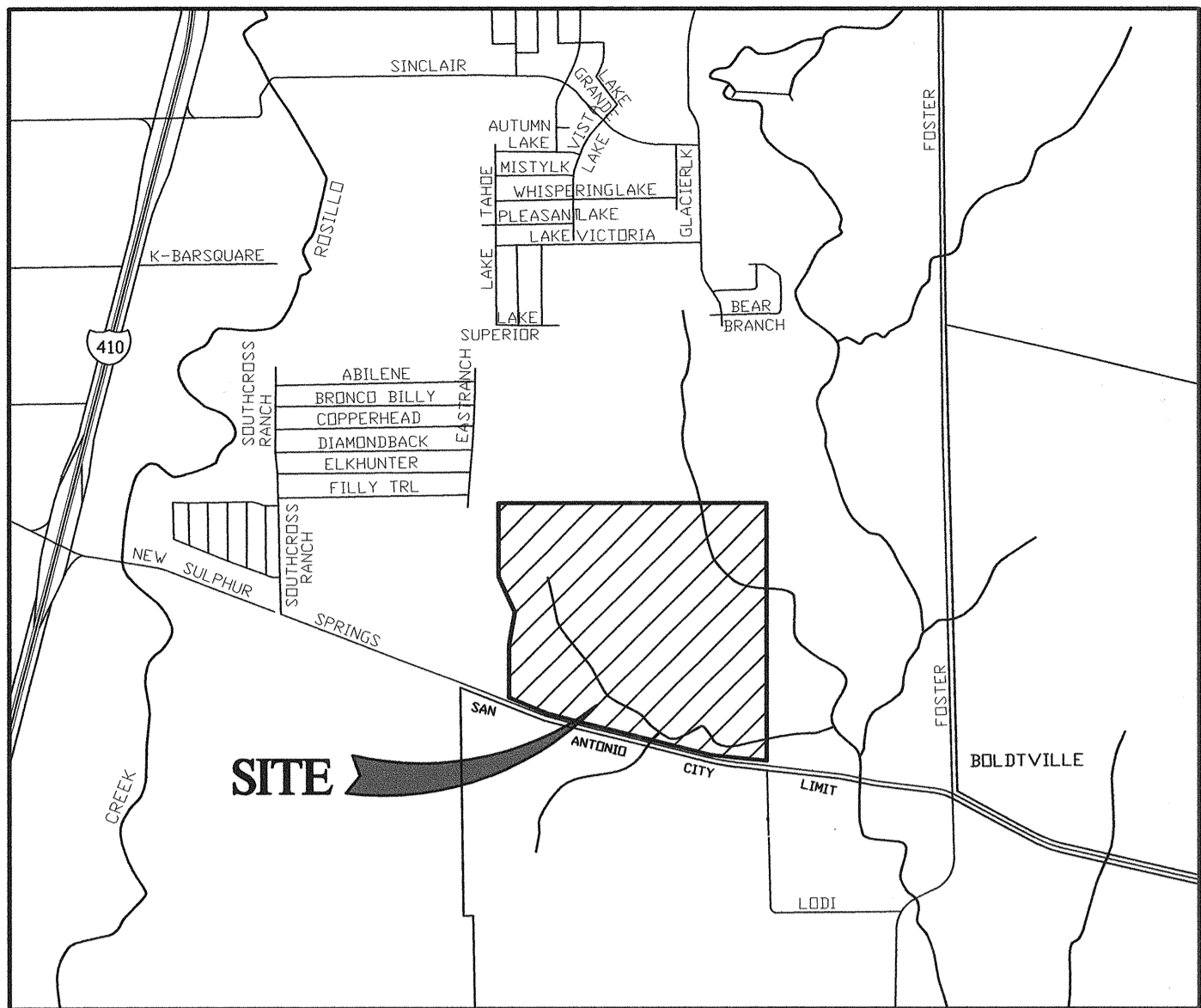
REVIEWED BY: A.C.

PROJECT NUMBER: 310256.072

SHEET  
1  
OF 1

MDP # 875

0122



LOCATION MAP

SCALE: 1"=2000'

DEVELOPMENT SUMMARY				
UNIT	ACRES	NO. OF LOTS	DENSITY (LOTS / AC)	PHASING SEQUENCE
1	52.70 AC	121	2.30	1
2	11.92 AC	59	4.95	2
3	32.76 AC	91	2.78	3
4	19.48 AC	77	3.95	4
5	11.98 AC	62	5.18	5
TOTAL DEVELOPMENT	128.84 AC	410	3.18	

each < 125

MDP OPEN AREA REQUIREMENT = 1 ACRE PER EACH 70 LOTS

TOTAL NUMBER OF RESIDENTIAL LOTS = 410

OPEN AREA REQUIREMENT =  $\frac{410 \text{ LOTS}}{70 \text{ LOTS/1 AC}} = 5.9 \text{ ACRES}$

OPEN SPACE PROVIDED

OPEN SPACE = 27.55 ACRES

OPEN SPACE (UNIMPROVED FLOODPLAIN) = 11.88 ACRES

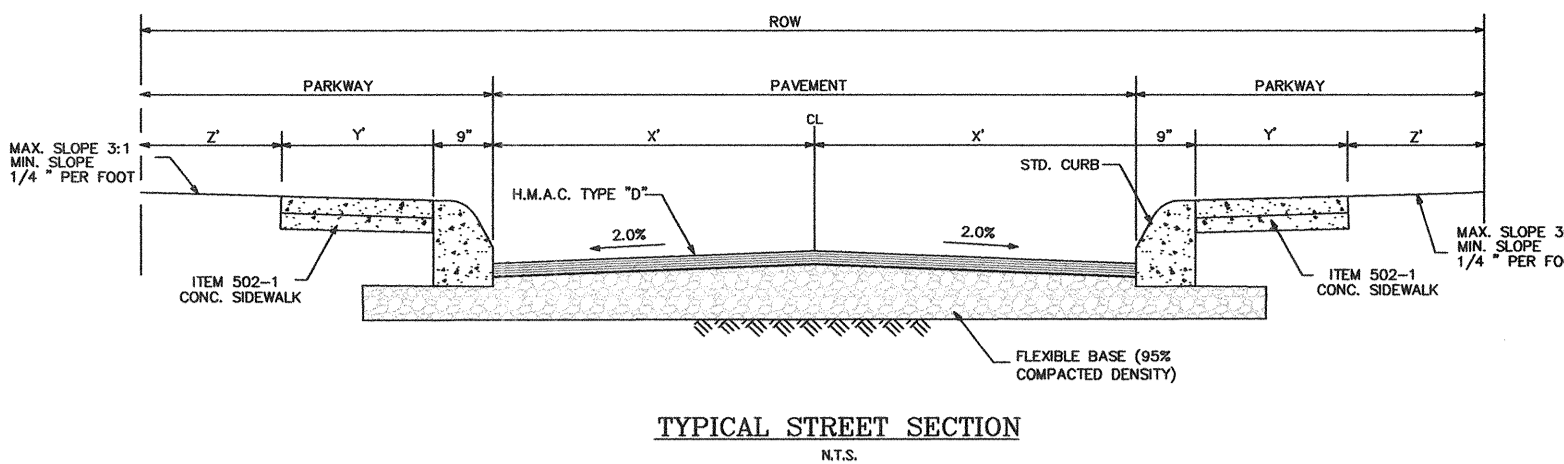
TOTAL OPEN SPACE PROVIDED = 39.43 ACRES

NOTE:

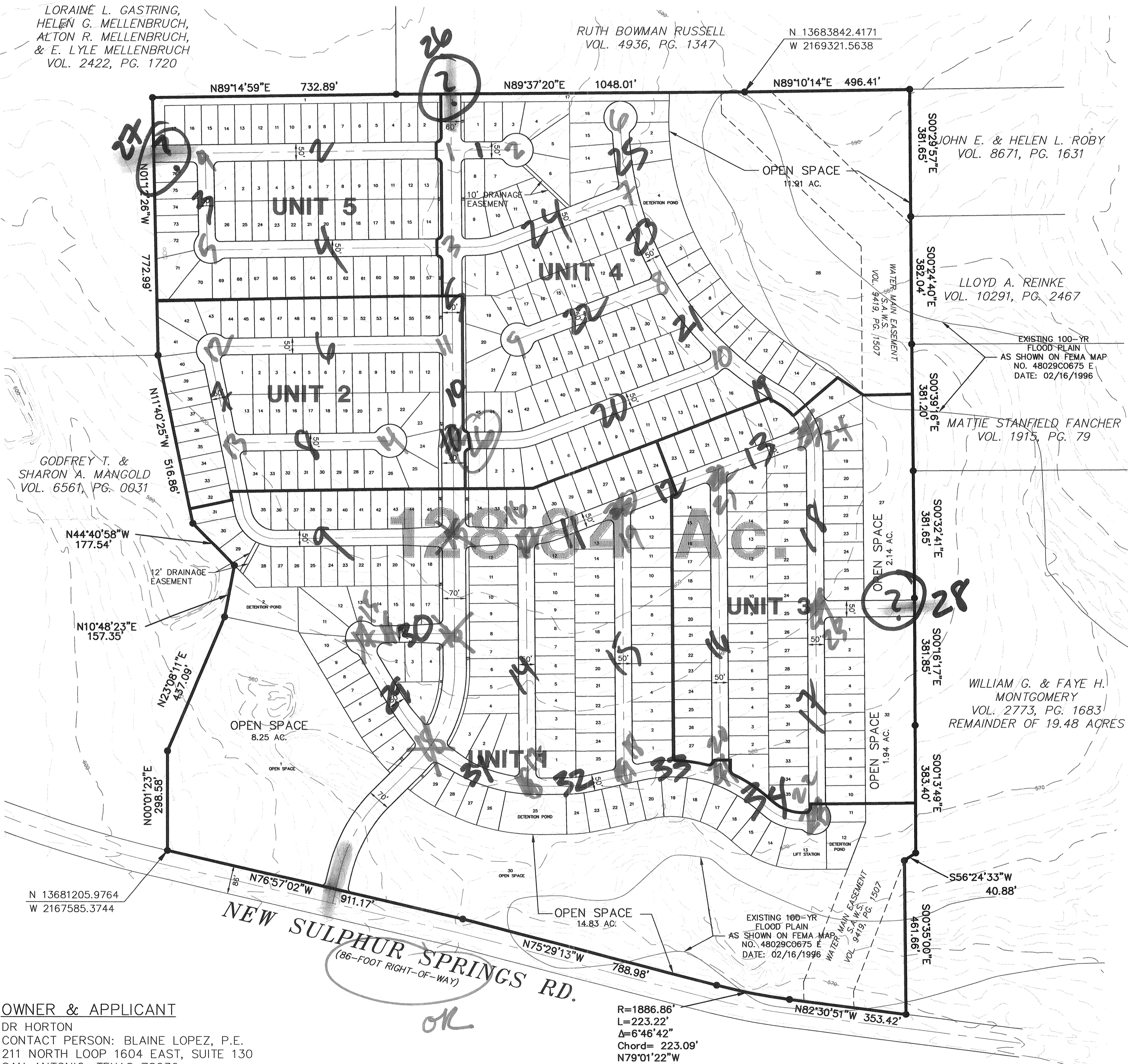
- 1.) SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS.
- 2.) WATER SYSTEMS SHALL BE DEDICATED TO SAN ANTONIO WATER SYSTEM.
- 3.) SEWER SYSTEMS SHALL BE DEDICATED TO SAN ANTONIO WATER SYSTEM.
- 4.) NO RESTRICTIONS ARE REQUIRED BY CITY COUNCIL
- 5.) NO RESTRICTIONS ARE REQUIRED AS PART OF THE PLATING PROCESS

6.) BEARING BASIS FOR THIS SURVEY IS THE LINE FORMED BY THE SOUTHEAST CORNER IN THE NORTH RIGHT-OF-WAY OF NEW SULPHUR SPRINGS ROAD AND THE SUBSEQUENT NORTHERLY ANGLE POINT OF THE EAST LINE OF SAID TRACT AS ROTATED TO TEXAS SOUTH CENTRAL ZONE, STATE PLANE COORDINATES REDUCED TO SURFACE VALUES BY APPLICATION OF A COMBINED SCALE FACTOR OF 0.999841.

# SULPHUR SPRINGS MASTER DEVELOPMENT PLAN PLAN #: DATE: 9/23/05



STREET CROSS SECTION					
ROW	PAVEMENT	PARKWAY	X'	Y'	Z'
50'	28'	11'	14'	4.0'	6.25'
60'	40'	10'	20'	6.0'	3.25'
70'	44'	13'	22'	6.0'	6.25'



OWNER & APPLICANT

DR HORTON  
CONTACT PERSON: BLAINE LOPEZ, P.E.  
211 NORTH LOOP 1604 EAST, SUITE 130  
SAN ANTONIO, TEXAS 78232  
TEL: (210) 496-2668  
FAX: (210) 495-3108

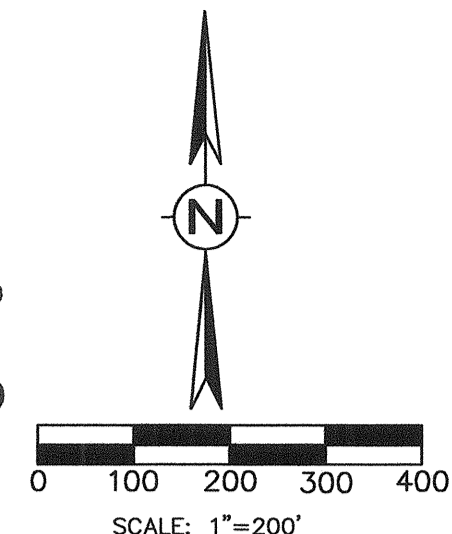
CIVIL ENGINEER

CARTER & BURGESS, INC.  
CONTACT PERSON: ARTURO CAMACHO, P.E.  
911 CENTRAL PARKWAY N. SUITE 425  
SAN ANTONIO, TEXAS 78231-5065  
TEL: (210) 494-0088  
FAX: (210) 494-4525

BEING A 129.41 ACRE TRACT OF LAND, OUT OF THE J. METZLER SURVEY NO. 24 3/4, ABSTRACT NO. 521, COUNTY BLOCK 4719, AND THE M. BILLIARY SURVEY NO. 25, ABSTRACT NO. 881 COUNTY BLOCK 4720, BEXAR COUNTY, TEXAS. RECORDED IN VOLUME 5524, PAGE 751 OF THE BEXAR COUNTY REAL PROPERTY RECORDS IN BEXAR COUNTY, TEXAS. ALSO BEING NEW CITY BLOCK (N.C.B.) 18333, BLOCK 11, LOTS 112 AND 3 AS SHOWN ON PLAT OF CROWNBRIDGE-AGE INVESTMENTS OF RECORD IN VOLUME 9545, PAGES 188-192 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

MTP

SULPHUR  
SPRINGS  
9-26-05



LEGEND

Triller  
Recalling  
9/26/05

LINKS / NODES = 1.4

NEW SERVICES  
2005 SEP 26 P 1:43

APPROVED  
MASTER DEVELOPMENT PLAN  
PLANNING COMMISSION CITY OF SAN ANTONIO

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

NOTE:

"THE FLOODPLAIN ON THIS MASTER DEVELOPMENT PLAN IS ESTIMATED AND SUBJECT TO REVISION. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-3119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE."

DEVELOPER/AGENT \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

Carter & Burgess

Consultants in Engineering, Architecture,  
Construction Management and Related Services  
Carter and Burgess, Inc.  
911 Central Parkway North, Suite 425  
San Antonio, Texas 78231-5065  
(210) 494-0088 Fax (210) 494-4525  
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MASTER  
DEVELOPMENT PLAN

NEW SULPHUR SPRINGS RD  
SUBDIVISION

D. R. HORTON  
211 N. LOOP 1604 E., SUITE 130  
SAN ANTONIO, TX 78232

DATE: 9/23/05

DRAWN BY: K.S.R.

DESIGNED BY: K.S.R.

CHECKED BY: A.C.

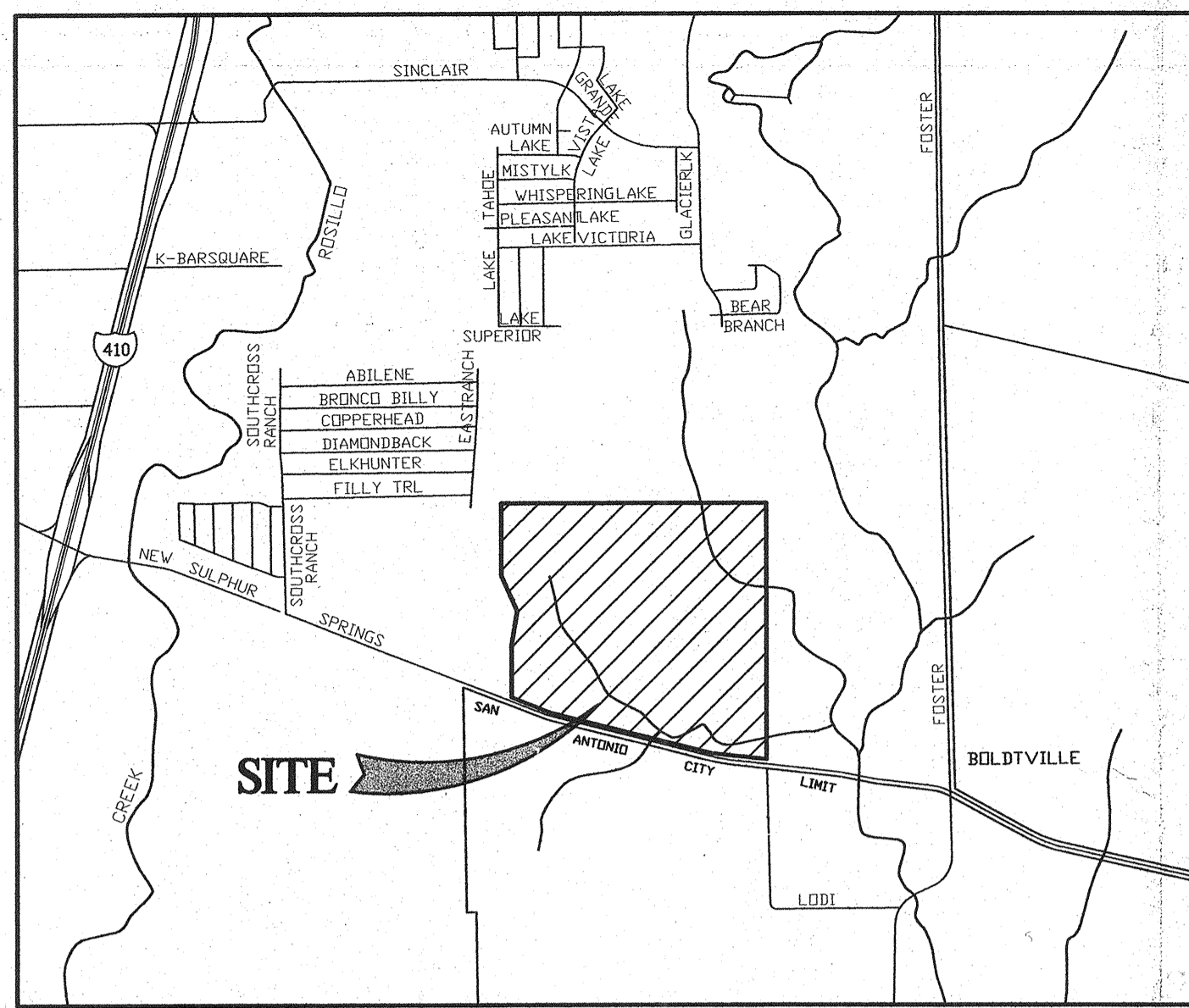
REVIEWED BY: A.C.

PROJECT NUMBER: 310256.072

SHEET  
1  
OF 1

MDP # 875

0121



LOCATION MAP  
SCALE: 1"=2000'

DEVELOPMENT SUMMARY				
UNIT	ACRES	NO. OF LOTS	DENSITY (LOTS / AC)	PHASING SEQUENCE
1	52.70 AC	118	2.24	1
2	11.92 AC	59	4.95	2
3	19.48 AC	77	3.95	3
4	32.76 AC	91	2.78	4
5	11.98 AC	62	5.18	5
TOTAL DEVELOPMENT	128.84 AC	407	3.16	

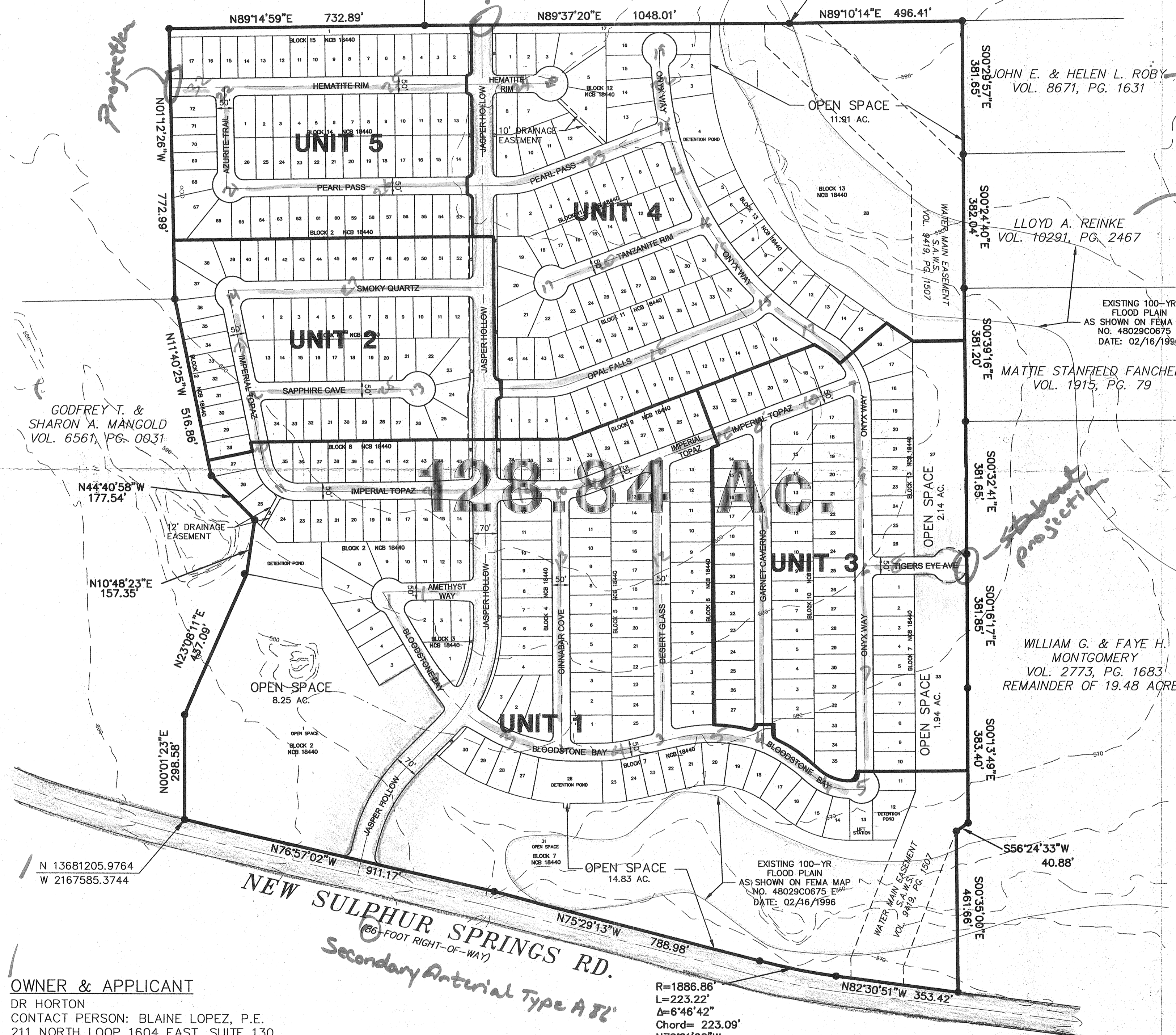
MDP OPEN AREA REQUIREMENT = 1 ACRE PER EACH 70 LOTS  
TOTAL NUMBER OF RESIDENTIAL LOTS = 407  
OPEN AREA REQUIREMENT =  $\frac{407 \text{ LOTS}}{70 \text{ LOTS/1 AC}} = 5.8 \text{ ACRES}$   
OPEN SPACE PROVIDED  
OPEN SPACE = 28.01 ACRES  
OPEN SPACE (UNIMPROVED FLOODPLAIN) = 11.88 ACRES  
TOTAL OPEN SPACE PROVIDED = 39.43 ACRES

NOTE:

- 1.) SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS.
- 2.) WATER SYSTEMS SHALL BE DEDICATED TO SAN ANTONIO WATER SYSTEM.
- 3.) SEWER SYSTEMS SHALL BE DEDICATED TO SAN ANTONIO WATER SYSTEM.
- 4.) BEARING BASIS FOR THIS SURVEY IS THE LINE FORMED BY THE SOUTHEAST CORNER IN THE NORTH RIGHT-OF-WAY OF NEW SULPHUR SPRINGS ROAD AND THE SUBSEQUENT NORTHERLY ANGLE POINT OF THE EAST LINE OF SAID TRACT AS ROTATED TO TEXAS SOUTH CENTRAL ZONE, STATE PLANE COORDINATES REDUCED TO SURFACE VALUES BY APPLICATION OF A COMBINED SCALE FACTOR OF 0.999841.
- 5.) CLEAR VISION EASEMENTS SHALL BE PROVIDED IN ACCORDANCE WITH UDC 35-506(d)(5)
- 6.) BICYCLE FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF SAN ANTONIO UDC REQUIREMENTS (PER ORDINANCE NO. 100741).

SULPHUR SPRINGS  
MASTER DEVELOPMENT PLAN  
PLAN #:  
DATE: 9/23/05

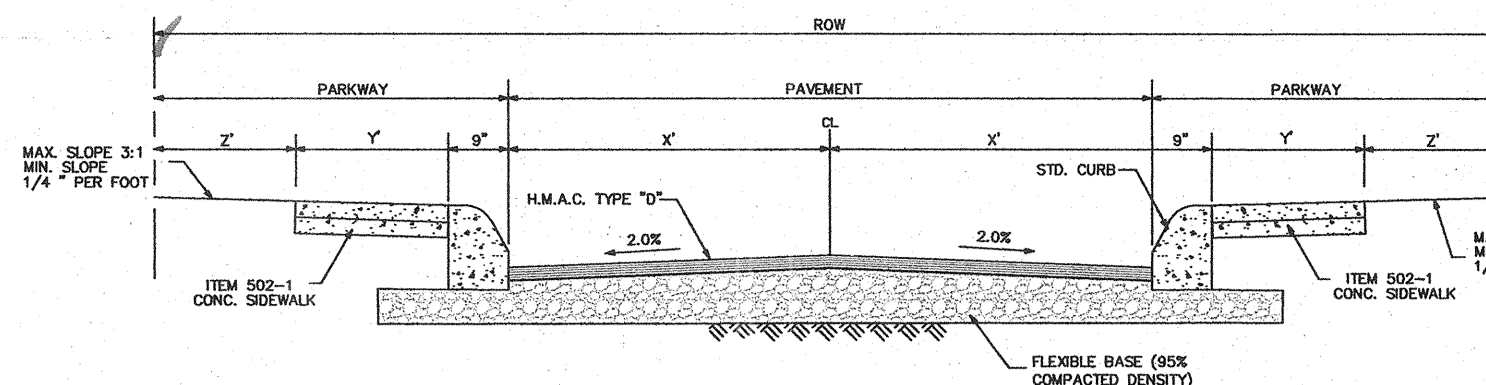
LORAINÉ L. GASTRING,  
HELEN G. MELLEBRUCH,  
ALTON R. MELLEBRUCH,  
& E. LYLE MELLEBRUCH  
VOL. 2422, PG. 1720



OWNER & APPLICANT  
DR HORTON  
CONTACT PERSON: BLAINE LOPEZ, P.E.  
211 NORTH LOOP 1604 EAST, SUITE 130  
SAN ANTONIO, TEXAS 78232  
TEL: (210) 496-2668  
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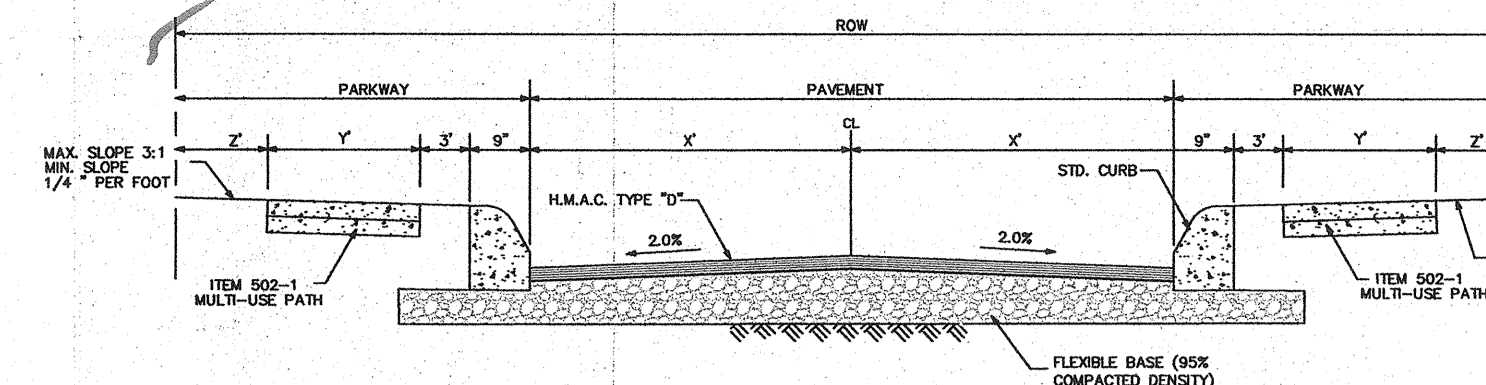
CIVIL ENGINEER  
CARTER & BURGESS, INC.  
CONTACT PERSON: ARTURO CAMACHO, P.E.  
911 CENTRAL PARKWAY N. SUITE 425  
SAN ANTONIO, TEXAS 78231-5065  
TEL: (210) 494-0088  
FAX: (210) 494-4525

BEING A 128.41 ACRE TRACT OF LAND, OUT OF THE J. METZLER SURVEY NO. 24 3/4, ABSTRACT NO. 521, COUNTY BLOCK 4719, AND THE M. BILLAR SURVEY NO. 25, ABSTRACT NO. 881 COUNTY BLOCK 4720, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 5524, PAGE 751 OF THE BEXAR COUNTY REAL PROPERTY RECORDS IN BEXAR COUNTY, TEXAS, ALSO BEING NEW CITY BLOCK (N.C.B.) 18333, BLOCK 11, LOTS 1, 2, AND 3 AS SHOWN ON PLAT OF CROWNBRIDGE-ACE INVESTMENTS OF RECORD IN VOLUME 9545, PAGES 189-192 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



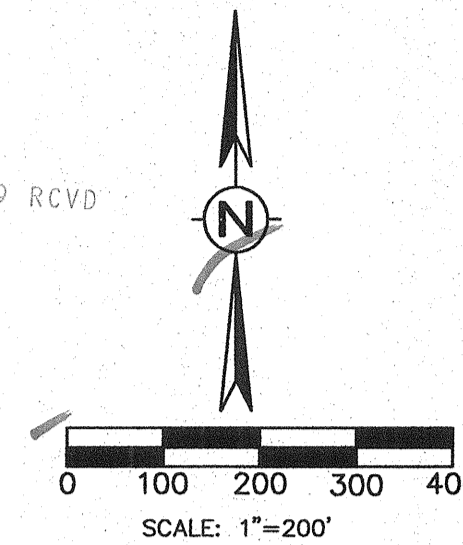
TYPICAL STREET SECTION  
N.T.S.

STREET CROSS SECTION						
ROW	PAVEMENT	PARKWAY	X'	Y'	Z'	
50'	28'	11'	14'	4.0'	8.25'	
60'	40'	10'	20'	6.0'	3.25'	
70'	44'	13'	22'	6.0'	6.25'	
* 70'	44'	13'	22'	6.0'	3.25'	



\* TYPICAL STREET SECTION  
N.T.S.

01-31-06A07:49 RCVD



LEGEND

--- 940 --- EXISTING CONTOUR

APPROVED  
MASTER DEVELOPMENT PLAN  
PLANNING COMMISSION CITY OF SAN ANTONIO

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

NOTE:

"THE FLOODPLAIN ON THIS MASTER DEVELOPMENT PLAN IS ESTIMATED AND SUBJECT TO REVISION. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE."

Asst Secretary 1/25/06  
DEVELOPER/AGENT \_\_\_\_\_ DATE \_\_\_\_\_  
Zabtiague Saleh 01/24/06  
ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**Carter & Burgess**  
Consultants in Engineering, Architecture,  
Construction Management and Related Services  
Carter and Burgess, Inc.  
911 Central Parkway North, Suite 425  
San Antonio, Texas 78232  
(210) 494-0088 Fax: (210) 494-4525  
© Copyright 2005 Carter and Burgess, Inc.

MASTER  
DEVELOPMENT PLAN

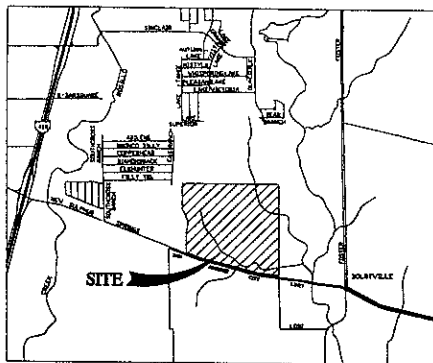
**SULPHUR SPRINGS  
SUBDIVISION**  
D. R. HORTON  
211 N. LOOP 1604 E., SUITE 130  
SAN ANTONIO, TX 78232

DATE: 9/23/05  
DRAWN BY: K.S.R.  
DESIGNED BY: K.S.R.  
CHECKED BY: A.C.  
REVIEWED BY: A.C.  
PROJECT NUMBER: 310256.072

SHEET  
1  
OF 1

MDP # 875

0123



LOCATION MAP  
SCALE: 1"=2000'

DEVELOPMENT SUMMARY				
UNIT	ACRES	NO. OF LOTS	DENSITY (LOTS / AC)	PHASING SEQUENCE
1	52.70 AC	121	2.30	1
2	11.92 AC	59	4.95	2
3	32.78 AC	91	2.78	3
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TOTAL DEVELOPMENT	128.84 AC	410	3.18	

MDP OPEN AREA REQUIREMENT = 1 ACRE PER EACH 70 LOTS  
 TOTAL NUMBER OF RESIDENTIAL LOTS = 410  
 OPEN AREA REQUIREMENT =  $\frac{410 \text{ LOTS}}{70 \text{ LOTS/1 AC}} = 5.9 \text{ ACRES}$   
 OPEN SPACE PROVIDED  
 OPEN SPACE = 27.55 ACRES  
 OPEN SPACE (UNIMPROVED FLOODPLAIN) = 11.88 ACRES  
 TOTAL OPEN SPACE PROVIDED = 39.43 ACRES

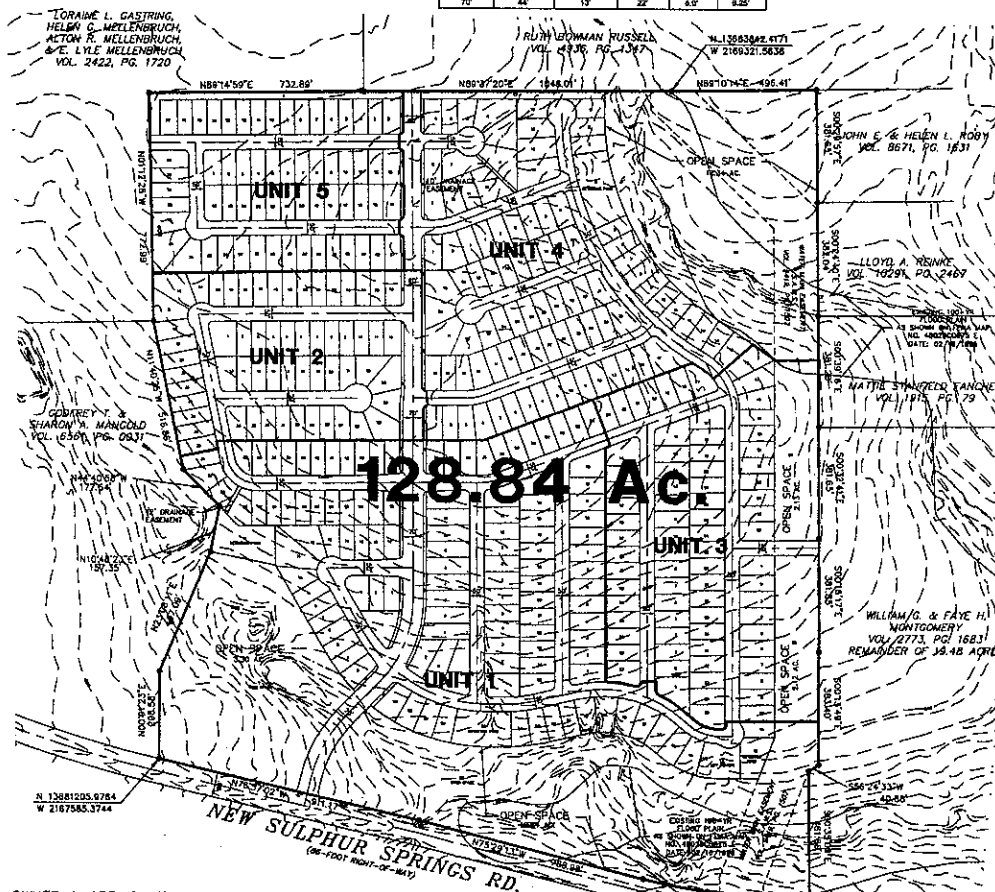
NOTE:

- 1) SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS.
- 2) WATER SYSTEMS SHALL BE DEDICATED TO SAN ANTONIO WATER SYSTEM.
- 3) SEWER SYSTEMS SHALL BE DEDICATED TO SAN ANTONIO WATER SYSTEM.
- 4) NO RESTRICTIONS ARE REQUIRED BY CITY COUNCIL.
- 5) NO RESTRICTIONS ARE REQUIRED AS PART OF THE PLATTING PROCESS.
- 6) BEARING BASIS FOR THIS SURVEY IS THE LINE FORMED BY THE SOUTHEAST CORNER IN THE NORTH RIGHT-OF-WAY OF NEW SULPHUR SPRINGS ROAD AND THE SUBSEQUENT NORTHERLY ANGLE POINT OF THE EAST LINE OF SAID TRACT AS ROTATED TO TEXAS SOUTH CENTRAL ZONE, STATE PLANE COORDINATES REDUCED TO SURFACE VALUES BY APPLICATION OF A COMBINED SCALE FACTOR OF 0.999841.

# SULPHUR SPRINGS ROAD MASTER DEVELOPMENT PLAN PLAN #: DATE: 9/14/05



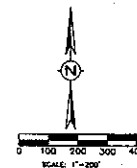
STREET CROSS SECTION				
ROW	PAVEMENT	PARKWAY	Y'	Z'
50'	28'	11'	14'	4.0'
60'	32'	10'	20'	6.0'
70'	44'	10'	22'	8.0'



OWNER & APPLICANT  
 DR. HORTON  
 CONTACT PERSON: CHRISTOPHER ESPINOZA, P.E.  
 211 NORTH LOOP 1604 EAST, SUITE 130  
 SAN ANTONIO, TEXAS 78232  
 TEL: (210) 496-2668  
 FAX: (210) 495-3108

CIVIL ENGINEER  
 CARTER & BURGESS, INC.  
 CONTACT PERSON: ARTURO CAMACHO, P.E.  
 911 CENTRAL PARKWAY N, SUITE 425  
 SAN ANTONIO, TEXAS 78231-5065  
 TEL: (210) 494-3088  
 FAX: (210) 494-4525

BEING A 128.84 AC. TRACT OF LAND, OUT OF THE 1/4 SECTION SURVEY NO. 24 3/4, ABSTRACT NO. 331, COUNTY BLOCK 472, AND THE 1/4 SECTION SURVEY NO. 25, ABSTRACT NO. 331, COUNTY BLOCK 472, BEAR COUNTY, TEXAS, RECORDED IN VOLUME 304, PAGE 73 OF THE BEAR COUNTY REAL PROPERTY RECORDS IN BEAR COUNTY, TEXAS, ALSO BEING NEW CITY BLOCK (N.C.B.) 1833, BLOCK 11, LOTS 1, 2 AND 3 AS SHOWN ON PLAT OF DISMEMBERMENT AND SUBDIVISION OF RECORD IN VOLUME 9345, PAGES 149-152 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.



## LEGEND

--- BOUNDARY --- EXISTING CONTOUR

DEV. SERVICES

2005 SEP 26 P. 1:38

APPROVED  
 MASTER DEVELOPMENT PLAN  
 PLANNING COMMISSION CITY OF SAN ANTONIO

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

NOTE:  
 "THE FLOODPLAIN ON THIS MASTER DEVELOPMENT PLAN IS ESTIMATED AND SUBJECT TO REVISION. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-0119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE."

DEVELOPER/AGENT \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

Carter & Burgess

Consultants in Engineering, Architecture,  
 Construction Management and Real Estate Services  
 Carter and Burgess, Inc.  
 10000 North Loop West, Suite 130  
 San Antonio, Texas 78232  
 Tel: (210) 494-3088  
 Fax: (210) 494-4525

MASTER DEVELOPMENT PLAN

NEW SULPHUR SPRINGS RD  
 SUBDIVISION

D. R. HORTON  
 211 N. LOOP 1604 E., SUITE 130  
 SAN ANTONIO, TX 78232

DATE: 9/14/05  
 DRAWN BY: K.S.R.  
 CHECKED BY: K.S.R.  
 CHECKED BY: A.C.  
 REVISION BY: A.C.  
 PROJECT NUMBER: 31034.072

SHEET  
 1  
 OF 1



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**  
**APPLICATION**



Date: 9/23/05

**Case Manager:**

Robert Lombrano , Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

File Number:

**MDP**

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☐ NO\*\***

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF.  
For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria,  
please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)  
☐ MDP/ P.U.D. Plan (combination)  
☐ Master Plan Community District (MPCD)  
☐ Traditional Neighborhood Development (TND)  
☐ Flexible Development District  
☐ Urban Development (UD) ☐ Rural Development (RD)  
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)

- ☐ P.U.D. Plan  
☐ Mixed Used District (MXD)  
☐ Military Airport Overlay Zone (MAOZ)  
☐ Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)

☐ Other: \_\_\_\_\_

*Master Plan Submittals: **Completeness Review Form** and 15 copies (folded) with Development Services, **MDP Division Request for Review form** (attached) for respective departments or*

Project Name: Sulphur Springs

Owner/Agent: Continental Homes of Texas, L.P. Phone: (210) 496-2668 Fax: (210) 495-3108

Address: 211 North Loop 1604 East, Suite 130, San Antonio, Texas Zip code: 78232

Engineer/Surveyor: Carter & Burgess, Inc. Phone: 210-494-0088 Fax: 210-494-4525

Address: 911 Central Parkway North, Suite 425 San Antonio, Texas Zip code: 78232

Contact Person Name: Arturo Camacho, P.E. E-mail: arturo.camacho@c-b.com

February 23, 2004



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**  
**APPLICATION**



Date: 9/23/05

**Case Manager:**

Robert Lombrano , Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

File Number:

**MDP**

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☐ NO\*\***

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District                             | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD)                                    | <input type="checkbox"/> Rural Development (RD)               |
| <input type="checkbox"/> Farm and Ranch (FR)                                       | <input type="checkbox"/> Mix Light Industrial (MI-1)          |
|  | <input type="checkbox"/> Other: _____                         |

**Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or**

Project Name: Sulphur Springs

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Address: 911 Central Parkway North, Suite 425 San Antonio, Texas Zip code: 78232

Contact Person Name: Arturo Camacho, P.E. E-mail: arturo.camacho@c-b.com

February 23, 2004

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**APPLICATION**  
(Continued)

Existing legal Description:  
See Attached

Existing zoning: R6 Proposed zoning: R6

Projected # of Phases: 5

Number of dwelling units (lots) by Phases: Unit 1=121 lots, Unit 2=59 lots, Unit 3=91 lots,  
Unit 4=77 lots, Unit 5=62 lots.

Total Number of lots: 410 divided by acreage: 128.84 = Density: 3.18

(PUD Only) Linear feet of street N/A ☐ Private ☐ Gated ☐ Attached  
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: N/A divided by total acreage: N/A = Open space N/A %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: N/A

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☒ Yes ☐ No

Council District: 2 School District: ECISD Ferguson map grid: 653, B5, C5

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name N/A No. N/A

Is there a corresponding PUD for this site? Name N/A No. N/A

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name N/A No. N/A

Name N/A No. N/A

Name N/A No. N/A

DEV. SERVICES  
2005 SEP 26 P 1:39

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

DEV. SERVICES

2005 SEP 26 P 1:39

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

(Continued)

DEV. SERVICES  
2005 SEP 26 P 1:39

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☒ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
  - (PUD ONLY)
  - (a) square footage of all buildings and structures
  - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
  - (a) total number of dwelling units, by development phase.
  - (b) Residential density and units per acre.
  - (c) (PUD Only) Total floor area ratio for each type of use.
  - (d) Total area in passive open space.
  - (e) Total area in active developed recreational open space.
  - (f) Total number of off-street parking and loading spaces.

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

(Continued)

DEV. SERVICES  
2005 SEP 26 PM 3:39

- ☒ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☐ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (section 35-B119)

**Owner or Authorized Representative:**

I certify that the Sulphur Springs Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Timothy D. Pinski, Asst. Sec. Signature: [Signature]

Date: 9-22-05 Phone: 210-494-2468 Fax: 210-582-0961

E-mail: tpinski@drhorton.com

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038



City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano , Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan  
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)  
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)  
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)  
☐ Flexible Development District ☐ Pedestrian Plan (PP)  
☐ Urban Development (UD) ☐ Rural Development (RD)  
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request ☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Date: 9-23-05

(Check One)

Project Name: Sulphur Springs File# \_\_\_\_\_

Engineer/Surveyor: Carter & Burgess, Inc.

Address: 911 Central Parkway North, Suite 425 San Antonio, Texas Zip code: 78232

Phone: 210-494-0088 Fax: 210-494-4525

Contact Person Name: Arturo Camacho, P.E. E-mail: arturo.camacho@c-b.com

Reference Any **MDP's, POADP's, and PUD's associated with this project:**

**(Plats Only): 2 copies (folded) with Request for Review forms (attached)**

**(1) Master Development, (1) Major thoroughfare,**

**Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies**

February 23, 2004

Page 1 of 2

2005 SEP 26 P 1:42  
SERVICES

## REQUEST FOR REVIEW

(Cont.)

- |  |   |
|--|---|
| <input type="checkbox"/> Master Development Plan                         | <input type="checkbox"/> Street and Drainage                    |
| <input type="checkbox"/> Major Thoroughfare                              | <input type="checkbox"/> Traffic T.I.A.                         |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input checked="" type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks)                   | <input type="checkbox"/> Parks - Open space                     |
| <input type="checkbox"/> Zoning  | <input type="checkbox"/> Fire Protection                        |
| <input type="checkbox"/> SAWS Aquifer                                    | <input type="checkbox"/> Bexar County Public Works              |
| <input type="checkbox"/> Storm Water Engineering                         | <input type="checkbox"/> Other: _____                           |

### City of San Antonio Development Services Department use

**FROM:** Michael O. Herrera, Special Projects Coordinator

**Date:** \_\_\_\_\_

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ **I recommend approval**

☐ **I do not recommend approval**

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

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**Signature**

**Title**

**Date**

**Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.**

February 23, 2004

Page 2 of 2

2005 SEP 26 P 1:43  
SERVICES



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**



**Completeness Review**

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

**Project/Plat I.D. #:** \_\_\_\_\_  
**Plat Name:** Sulphur Springs  
**Project Engineers/Surveyors or Firm Name:** Carter & Burgess, Inc. Attn: Arturo Camacho, P.E.  
**Address:** 911 Central Parkway North, Suite 425 San Antonio, Texas 78232  
**Phone #** 210-494-0088 **Fax #:** 210-494-4525 **E-mail:** arturo.camacho@c-b.com

Development Services Department

**MDP Division**

**Required Items for Completeness Review**

- ☒ Completed and signed Application Form
- ☒ Appropriate Plan Review Fee
- ☒ Digital information (MDP's and PUD)
- ☒ 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- ☒ Storm Water Management Plan (MDP's and PUD)

- **(Plats Only):**  
2 copies (folded) with Master Development Plan Section Request for Review form (attached):  
(1) Master Development, (1) Major thoroughfare,
- **(Master Development Plans and PUD Plans):** 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies
  - ☐ Master Development Plan
  - ☐ Major Thoroughfare
  - ☐ Neighborhoods ☐ Historic
  - ☐ Disability Access (Sidewalks)
  - ☐ Zoning
  - ☐ SAWS Aquifer
  - ☐ Storm Water Engineering
  - ☐ Street and Drainage
  - ☐ Traffic T.I.A.
  - ☐ Building Inspection - Trees
  - ☐ Parks - Open space
  - ☐ Fire Protection
  - ☐ Bexar County Public Works
  - ☐ Other: \_\_\_\_\_

☒ Accepted

☐ Rejected

Completeness Review By: Larry Odis Date: 9/26/05

DEV. SERVICES  
2005 SEP 26 P 1:30



City of San Antonio  
Development Services Department  
1901 S. Alamo  
San Antonio, TX 78204

Application Date: \_\_\_\_\_

# TREE AFFIDAVIT / PERMIT APPLICATION

(Office Use Only)		A/P # _____
INSPECTOR _____	DATE _____	PASS / FAIL COMMENTS _____
_____ APPROVED	_____ NOT APPROVED	INITIALS _____ DATE _____

Project Address/Location: \_\_\_\_\_ Sulphur Springs and Foster Road Outside City Limits: \_\_\_\_\_ yes ☒ no

Project Name/Subdivision: \_\_\_\_\_ Sulphur Springs Unit: \_\_\_\_\_ 1-5 Plat #: \_\_\_\_\_ MDP Submittal

Parcel Key # (<http://maps.sanantonio.gov/website/Zoning/viewer.asp>): \_\_\_\_\_ 423188 Lot No. \_\_\_\_\_ Block: \_\_\_\_\_ NCB/CB: \_\_\_\_\_

Approx Project Construction Starting Date: \_\_\_\_\_ November 2005

Class of Work (Check as Appropriate): ☒ Site Work ☒ Platting ☐ New Structure ☐ Addition (≥ 2500 ft²)

Project Type (Check as Appropriate): ☐ Commercial (# acres) \_\_\_\_\_ ☒ Residential (# lots) \_\_\_\_\_ 410

Company ID#: \_\_\_\_\_ Contact ID#: \_\_\_\_\_ Public Funds Used: ☐ Yes ☐ No

Contact Person: \_\_\_\_\_ Timothy Pruski Phone #: \_\_\_\_\_ (210)496-2668 Fax #: \_\_\_\_\_ (210)495-3108

Email address: \_\_\_\_\_ tpruski@drhorton.com

Contractor: \_\_\_\_\_ Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Bus. Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Owner: \_\_\_\_\_ Continental Homes of Texas, L.P. Phone #: \_\_\_\_\_ (210)496-2668 Fax #: \_\_\_\_\_ (210)495-3108

Address: \_\_\_\_\_ 211 North Loop 1604 East City: \_\_\_\_\_ San Antonio State: \_\_\_\_\_ TX Zip: \_\_\_\_\_ 78232

I, \_\_\_\_\_ Timothy Pruski (owner, agent), certify that I am aware of the requirements of Article V, section 35-523 of the U.D.C. regarding Tree Preservation. This affidavit verifies that to the best of my knowledge the said property at (addresses) \_\_\_\_\_ Sulphur Springs and Foster Road (attach sheet if necessary)

PLEASE MARK THE APPROPRIATE BOX UNDER THE ORDINANCE APPLICABLE TO THE PROJECT (ONLY MARK ONE BOX):

## Ordinance

2003 1997 If vested from the 2003 ordinance must enter the Vested Rights Permit # \_\_\_\_\_

- ☐ ☐ 1. has no Protected, Significant, Heritage, or Historic trees as defined in Article V, section 35-523 of the U.D.C.
- ☐ ☐ 2. has Protected, Significant, Heritage or Historic trees, but this work will in no way cause damage to or the destruction of said trees; I understand such is a direct violation of the provisions of the aforementioned ordinance. (PLAT SUBMITTAL REQUIRES AERIAL PHOTO AND BUILDING PERMIT SUBMITTAL REQUIRES SITE PLAN WITH INDICATION OF TREES)
- ☐ ☐ \*3. is exempt from the 1997 Tree Preservation Ordinance – VESTED RIGHTS PERMIT # REQUIRED
- ☒ ☐ \*4. has Protected, Significant, Heritage or Historic trees that will be removed. (REQUIRES ADDITIONAL SITE PLAN & TREE INVENTORY FOR INSPECTOR)

State of Texas )  
County of Bexar )

Signature

Before me, the undersigned authority on this day personally appeared Timothy D. Pruski, Ant. Sec. known to me to be the person whose name is signed to the foregoing affidavit and sworn by me, states under oath that all of the facts therein set forth are true and correct.

Sworn To Before me, this 22<sup>nd</sup> day of September, 2005.

\* Options 3 & 4 do not require notarization



PATTI LYNN BROWN  
Notary Public, State of Texas  
My Commission Expires  
January 03, 2008

Notary Public In And For The State of Texas



# CITY OF SAN ANTONIO

February 6, 2006

Mr. Arturo Camacho, P.E.

Carter & Burgess, Inc.  
911 Central Parkway North, Ste. 425  
San Antonio, TX 78232

Re: Sulphur Springs

**MDP # 875**

Dear Mr. Camacho,

The City Staff Development Review Committee has reviewed Sulphur Springs Master Development Plan **M.D.P. # 875**. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.
- **DSD – Traffic Impact Analysis & Streets** indicates the following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion date of Sulphur Springs:
  - The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) – 35-502(a)(7), subsection C. (174 PHT left turns and 94 PHT right turns into the subdivision).
- **Trees** has indicated that this development will be subject to:
  - 2003 Tree Preservation ordinance – A Master Tree Permit has been issued for this project. Please include this A/P number on all plat and building permit applications for this project. A heritage tree survey has not been approved for the site; all plats submitted for this project will require a heritage tree survey and a \$75 review fee. Mitigation for removal of heritage trees must be approved at the platting stage.

- Streetscape Standards – New Sulphur Springs Road requires streetscape on existing ROW (it appears that preservation of existing trees may fulfill this requirement if they are on the ROW thus avoiding the plating and irrigation of new streetscape trees). The new ROW on Jasper Hollow (collector) will require streetscaping as well (again, we recommend preservation of existing trees where available and possible.)
- Final approval of this Master Tree Permit is conditional upon the inclusion of the tree save areas on the final version of the Master Development Plan. Please forward a copy to us when this has been placed on the plan.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

**All Platting will have to comply with the Unified Development Code,  
Master Plan, and Major Thoroughfare Plan for the City of San Antonio.**

Sincerely,

  
**Roderick J. Sanchez, AICP**  
**Assistant Development Services Director**

CC: Sam Dent, P.E. Chief Engineer Development Service  
Arturo Villarreal Jr., P.E. Storm Water Engineering  
Todd Sang, Civil Engineer Assistant Bexar County

## LETTER OF TRANSMITTAL

Attention: Michael Herrera To: Development Services – Planning Dept. 1901 S. Alamo, 2 <sup>nd</sup> Floor San Antonio, Texas	Date: 9/23/05 Project No: 310256.082.1.0390 Re: Sulphur Springs MDP
--	---

We are sending you these items via: Courier

COPIES	DATE	DESCRIPTION
1		✓ MDP Completeness Review
1		✓ MDP Application (Sheets 1-5)
15		Request for Review w/Proposed MDP Plan Attached
1		✓ MDP Digital Information
1		✓ MDP Reduced Copy (8 1/2" x 11")
2		MDP Connectivity Dwg (11" x 17")
1		✓ \$500 MDP Review Fee
1		✓ Storm Water Management Plan
1		✓ Tree Stand Delineation Plan
1		✓ TIA Level I 3
1		\$.300 TIA Review Fee
1		\$2,075 Environmental Tree Review Fee
1		\$240 Parks & Rec Review Fee
1		Tree Affidavit

 DEV SERVICES  
 2005 SEP 25 P 1:38

1 <input type="checkbox"/> For approval	<b>ARCHEOLOGICAL SURVEY</b> <input type="checkbox"/> For your use	<input checked="" type="checkbox"/> For review & comment
--	--	--

REMARKS: Please do not hesitate to call if you have any questions or need any additional information. Thanks!

SENDER: Arturo Camacho, P.E.

TELEPHONE: 210-494-0088



# CITY OF SAN ANTONIO

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: October 31, 2005

MDP/PUD Comments: **Traffic Impact Analysis & Streets Division**

Re: **New Sulphur Springs Road MDP** (Stamp dated: September 26, 2005)

The Traffic Impact Analysis and Streets Division has reviewed the above referenced MDP/PUD and is providing the following comments:

✓ Add note: "Clear Vision Easements shall be provided in accordance with UDC 35-506(d)(5)."  
✓ Please explain what notes 4 and 5 are attempting to say or remove them.

It should be understood that this is a review of a conceptual plan and that all technical requirements of the Unified Development Code shall be complied with at platting and/or building permits.

Please return a new MDP/PUD plan with appropriate revisions for review.

Thank you.

Richard Chamberlin, P.E.  
Sr. Engineer, Traffic Impact Analysis & Streets  
Development Services Engineering Division  
1901 S. Alamo  
San Antonio, TX 78283  
rchamberlin@sanantonio.gov

*TIA/Streets  
-no.*

streets/TIA - YCS  
Ismael Segovia

---

**From:** Richard Chamberlin  
**Sent:** Friday, December 23, 2005 7:55 AM  
**To:** Richard Chamberlin; Ismael Segovia; Marc Courchesne; Michael Herrera; Robert Lombrano  
**Subject:** RE: Sulpher Springs \*\*\*\*\*NO COMMENTS\*\*\*\*\* TIA Streets

I have reviewed the new MDP 12/5/05. I only see a reduction in lots. The TIA and Streets division has no comments beyond the previous letter sent.

-----Original Message-----

**From:** Richard Chamberlin  
**Sent:** Tuesday, December 20, 2005 7:25 AM  
**To:** Ismael Segovia; Marc Courchesne; Michael Herrera; Richard Chamberlin; Robert Lombrano  
**Subject:** Sulpher Springs \*\*\*\*\*NO COMMENTS\*\*\*\*\* TIA Streets

<< File: Sulpher Springs MDP NO COMMENTS TIA Streets.doc >> << File: Sulpher Springs MDP NO COMMENTS TIA Streets.pdf >>

Richard Chamberlin, P.E.  
Sr. Engineer, Traffic Impact Analysis & Streets  
Development Services Engineering Division  
1901 S. Alamo  
San Antonio, TX 78283  
210-207-5507

Tell us how we're doing by taking our survey...

<http://www.sanantonio.gov/dsd/survey.asp>

**Patricia Wallace**

---

**From:** Patricia Wallace  
**Sent:** Monday, November 07, 2005 3:02 PM  
**To:** 'arturo.camacho@c-b.com'  
**Cc:** Michael Herrera  
**Subject:** Sulphur Springs

MTP  
- yes

Mr. Camacho --

This is just to notify you that the Sulphur Springs Master Development Plan meets the Major Thoroughfare Plan requirements.

The Master Development Plan overall has received comments from several reviewing agencies indicating items that need to be addressed.

As your case manager, please let me know if I can be of assistance during this process.

Trish.

\*\*\*\*\*

*Trish Wallace, AICP  
City of San Antonio  
Development Services, MDP Division  
(210) 207-7207*

## Ismael Segovia

---

**From:** Kay Hinds  
**Sent:** Wednesday, November 30, 2005 10:43 AM  
**To:** Ismael Segovia  
**Subject:** FW: Sulphur Springs MDP  
  
**Importance:** High

*Historic  
-yes*

Ismael:

Please find attached my review letter for the above. Is this the correct MDP? Thanks!

Kay

-----Original Message-----

**From:** Kay Hinds  
**Sent:** Thursday, October 13, 2005 4:21 PM  
**To:** Michael Herrera  
**Cc:** Robert Lombrano; Patricia Wallace; 'arturo.camacho@c-b.com'  
**Subject:** Sulphur Springs MDP  
**Importance:** High

Dear Mike:

The HPO is in receipt of the report "Archeological Survey The New Sulphur Springs Road Tract 129 Acres San Antonio" by Frost Geosciences. We agree with the recommendations and as such approve the MDP.

If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds

# Stormwater - Yes

## City Of San Antonio

### Interdepartmental Correspondence Sheet

To: Michael O. Herrera, Special Projects Coordinator, Planning Department  
From: Mendi Litman, P.E., Storm Water Engineer  
Copies to: Ishtiaque Saleh P.E., File  
Subject: New Sulphur Springs MDP

Date: January 20, 2006


Storm Water Engineering has reviewed the above referenced project and this Master Development Plan (MDP) plan is APPROVED with detention being provided for all units.

If you have any questions please contact myself at 210-207-5030 or [cotto@sanantonio.gov](mailto:cotto@sanantonio.gov).



Christopher Otto, E.L.T., C.F.M.  
Sr. Engineering Associate

Approved:



Mendi Litman, P.E., CFM  
Storm Water Engineer

Robert Lombrano

Storm Water - No

**From:** Christopher Otto  
**Sent:** Tuesday, November 15, 2005 10:49 AM  
**To:** Michael Herrera  
**Cc:** Robert Lombrano; Ishtiaque Saleh P.E. (E-mail)  
**Subject:** New Sulphur Springs MDP - DISAPPROVED

Please see our attached comments for the above referenced project.



New Sulphur  
prings MDP v1.PDF.

Christopher Otto, E.I.T., C.F.M.  
Sr. Engineering Associate  
Storm Water Engineering  
P.O. Box 839966  
San Antonio, TX 78283-3966  
114 W. Commerce, 7th Floor  
210-207-5030  
210-207-6553 fax

# City Of San Antonio

## Interdepartmental Correspondence Sheet

To: Michael O. Herrera, Special Projects Coordinator, Planning Department

From: Mendi Litman, P.E., Storm Water Engineer

Copies to: Robert Lombrano, Ishtiaque Saleh P.E., File

Subject: New Sulphur Springs MDP

Date: November 8, 2005

Storm Water Engineering has reviewed the above referenced project and has the following comments:

1. This Master Development Plan (MDP) plan is not approved at this time.
2. The last paragraph of the Executive Summary states that your client has elected to provide detention because homes are shown to be in the effective floodplain. However, under the Detention Pond heading it states that your client has elected to do detention even though no homes are shown to be in the floodplain. If there is no adverse impact downstream then your client's participation in the Regional Storm Water Management Program (RSWMP) would be preferred over providing unneeded detention.
3. The C-values used for existing conditions are incorrect. The C-values for existing conditions should come from Table 504-1(b) "Runoff Coefficients (C) -Forest of Range (Grass cover > 75%) of the Unified Development Code (UDC).
4. The drainage areas for existing and proposed conditions do not match and appear incorrect. Please revise accordingly.
5. The area for lots along the western, southern, and eastern limits of the MDP are not taken into consideration for detention calculations. Either the increase in runoff from these lots will need to be detained, or adverse impact calculations will need to be provided to determine if these lots are eligible to participate in the RSWMP. As mentioned participation in the RSWMP is preferred if possible.
6. The detention pond worksheets provided are not acceptable because they only provide output. An industry accepted program such as Pond Pack
7. Please provide written response to these comments for additional review/approval.

If you have any questions please contact myself at 210-207-5030 or [cotto@sanantonio.gov](mailto:cotto@sanantonio.gov).

  
Christopher Otto, E.I.T., C.F.M.  
Sr. Engineering Associate

Approved:



Mendi Litman, P.E., CFM  
Storm Water Engineer

Storm Water  
-NO

**City Of San Antonio**  
Interdepartmental Correspondence Sheet

To: Michael O. Herrera, Special Projects Coordinator, Planning Department

From: Mendi Litman, P.E., Storm Water Engineer

Copies to: Robert Lombrano, Ishtiaque Saleh P.E., File

Subject: New Sulphur Springs MDP

Date: November 8, 2005

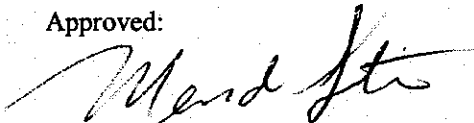
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7. Please provide written response to these comments for additional review/approval.

If you have any questions please contact myself at 210-207-5030 or [cotto@sanantonio.gov](mailto:cotto@sanantonio.gov).

  
Christopher Otto, E.I.T., C.F.M.  
Sr. Engineering Associate

Approved:



Mendi Litman, P.E., CFM  
Storm Water Engineer

# Streets/TIA - Y/C

Ismael Segovia

---

**From:** Richard Chamberlin  
**Sent:** Tuesday, December 20, 2005 7:25 AM  
**To:** Ismael Segovia; Marc Courchesne; Michael Herrera; Richard Chamberlin; Robert Lombrano  
**Subject:** Sulpher Springs \*\*\*\*\*NO COMMENTS\*\*\*\*\* TIA Streets



Sulpher Springs  
1DP NO COMMENT..



Sulpher Springs

Richard Chamberlin, P.E.  
Sr. Engineer, Traffic Impact Analysis & Streets  
Development Services Engineering Division  
1901 S. Alamo  
San Antonio, TX 78283  
210-207-5507

Tell us how we're doing by taking our survey...

<http://www.sanantonio.gov/dsd/survey.asp>

**CITY OF SAN ANTONIO**  
**Development Services Department**  
Interdepartmental Correspondence Sheet

**TO:** Michael Herrera, Development Services MDP Division  
**FROM:** Richard W. Chamberlin – DSD – **Traffic Impact Analysis & Streets** Division  
**COPIES TO:** File  
**SUBJECT:** Sulpher Springs MDP, Level 1 TIA, 2005TIA1120  
**DATE:** November 09, 2005

---

The DSD – Traffic Impact Analysis & Streets Division has reviewed the Level-1 Traffic Impact Analysis (TIA) and the MDP plan for the Sulpher Springs MDP. The analysis indicates compliance with TIA Ordinance 91700 and the UDC.

This proposed development is located on the north side of New Sulpher Springs Road, east of Loop 410, west of Foster Road in eastern City of San Antonio. Proposed to consist of 410 single-family residential lots, this development is estimated to generate 3,977 average daily trips, and 418 weekday peak-hour trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Pioneer Meadows, at no cost to the City of San Antonio:

- The developer shall be responsible for providing a right-turn deceleration lane as well as a left turn lane, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C. (174 PHT left turns and 94 PHT right turns into the subdivision))

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, nor streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code will be complied with at the time of platting.

Reviewed by:

Richard W. Chamberlin, P.E.  
Sr. Engineer  
Traffic Impact Analysis & Streets

# TIA/STREETs

Robert Lombrano

---

**From:** Richard Chamberlin  
**Sent:** Tuesday, December 20, 2005 7:25 AM  
**To:** Ismael Segovia; Marc Courchesne; Michael Herrera; Richard Chamberlin; Robert Lombrano  
**Subject:** Sulpher Springs \*\*\*\*\*NO COMMENTS\*\*\*\*\* TIA Streets



Sulpher Springs

1DP NO COMMENT..



Sulpher Springs

1DP NO COMMENT..

*Approved*

Richard Chamberlin, P.E.  
Sr. Engineer, Traffic Impact Analysis & Streets  
Development Services Engineering Division  
1901 S. Alamo  
San Antonio, TX 78283  
210-207-5507

Tell us how we're doing by taking our survey...

<http://www.sanantonio.gov/dsd/survey.asp>

**CITY OF SAN ANTONIO**  
**Development Services Department**  
Interdepartmental Correspondence Sheet

**TO:** Michael Herrera, Development Services MDP Division  
**FROM:** Richard W. Chamberlin – DSD – **Traffic Impact Analysis & Streets** Division  
**COPIES TO:** File  
**SUBJECT:** Sulpher Springs MDP, Level 1 TIA, 2005TIA1120  
**DATE:** November 09, 2005

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The DSD – Traffic Impact Analysis & Streets Division has reviewed the Level-1 Traffic Impact Analysis (TIA) and the MDP plan for the Sulpher Springs MDP. The analysis indicates compliance with TIA Ordinance 91700 and the UDC.

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It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, nor streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code will be complied with at the time of platting.

Reviewed by:

Richard W. Chamberlin, P.E.  
Sr. Engineer  
Traffic Impact Analysis & Streets

Bicycle - Yes

**Abigail Kinnison**

**From:** Abigail Kinnison  
**Sent:** Tuesday, December 27, 2005 3:12 PM  
**To:** 'Saleh, Ish'  
**Cc:** Nooshin, Shervin; Christina De La Cruz  
**Subject:** RE: Sulphur Springs MDP

I recommend approval, I will forward a copy to Development Services for their action.  
Thanks.

-----Original Message-----

**From:** Saleh, Ish [mailto:Ish.Saleh@c-b.com]  
**Sent:** Tuesday, December 27, 2005 10:36 AM  
**To:** Abigail Kinnison  
**Cc:** Nooshin, Shervin; Christina De La Cruz  
**Subject:** RE: Sulphur Springs MDP

Abigail,

We'll revise the text and add the note. However, we are proposing two different pavement section in the 70' row. One south of the drainage easement without the bike lane and one north of the drainage easement with the bike lane. If you have any question, please call me at 494-0088. Thank you for your assistance.

**From:** Abigail Kinnison [mailto:AKinnison@sanantonio.gov]  
**Sent:** Tuesday, December 27, 2005 10:13 AM  
**To:** Saleh, Ish  
**Cc:** Nooshin, Shervin; Christina De La Cruz  
**Subject:** RE: Sulphur Springs MDP

I received 2 copies of the resubmittal and have the following comments:

- Please refer to item 502-1 as a "multi-use path" not a "conc. sidewalk"
- please add a note similar to the following "Bicycle Facilities shall be provided in accordance with City of San Antonio UDC requirements (per Ordinance #100741)".
- Is the other 70' typical street section even necessary to be shown in the table? It seems confusing to me, but if you make the above 2 changes I'm ok with leaving it as is.

Please let me know if you have additional questions. also, are you also resubmitting these to Development Services as well?

thanks.  
Abigail

-----Original Message-----

**From:** Nooshin, Shervin [mailto:Shervin.Nooshin@c-b.com]  
**Sent:** Thursday, December 15, 2005 8:18 AM  
**To:** Abigail Kinnison  
**Cc:** Saleh, Ish  
**Subject:** RE: Sulphur Springs MDP

we will try to be there earlier..before 1:45 to make more time. thanks

12/27/2005

**Ismael Segovia**

---

**From:** Patricia Wallace  
**Sent:** Wednesday, November 30, 2005 8:43 AM  
**To:** Ismael Segovia  
**Subject:** FW: Sulphur Springs

*Bicycle  
-no*

-----Original Message-----

**From:** Abigail Kinnison  
**Sent:** Wednesday, November 30, 2005 8:38 AM  
**To:** 'arturo.camacho@c-b.com'  
**Cc:** Michael Herrera; Robert Lombrano; Patricia Wallace; Christina De La Cruz  
**Subject:** Sulphur Springs

Sulphur Springs

I do not recommend approval.

Comments

- Request additional street section detail.
- As required in the Bicycle Master Plan (Ordinance 100741 - approval by City Council April 21, 2005), identified future collector and arterial roadways will be required to include bicycle facilities (path or lane).
- Bicycle facilities for collector roadways may consist of one of the following: a marked on-street bicycle lane, along side each driving lane, a two-way, marked, off-street, multi-use path on one side of the road; or one-way marked off-street, multi-use path on both sides of the roadway.
- All facilities must comply with AASHTO guidelines for bicycle facilities.
- Any additional square footage for path construction may be counted toward required park credits.

Please do not hesitate to contact me should you need additional information.

Abigail Kinnison, AICP  
Bicycle and Pedestrian Coordinator  
Department of Public Works  
City of San Antonio  
(210) 207-3971  
(210) 207-4034 FAX

*Zoning - Yes*

Ismael Segovia

---

**From:** Christopher Looney  
**Sent:** Thursday, December 29, 2005 8:36 AM  
**To:** Ismael Segovia  
**Subject:** FW: New Sulphur Springs Road Subdivision MDP

---

---

**From:** Christopher Looney  
**Sent:** Friday, November 04, 2005 9:17 AM  
**To:** 'arturo.camacho@c-b.com'  
**Cc:** Patricia Wallace; Robert Lombrano; Michael Herrera  
**Subject:** New Sulphur Springs Road Subdivision MDP

New Sulphur Springs Road Subdivision MDP

**Zoning: Approved**  
**R-6**

Thank you.

*Christopher Looney  
Senior Planner  
Development Services Department  
City of San Antonio, Texas*

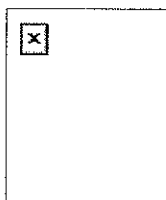
Development Services Department's goal is to provide the highest levels of customer satisfaction and your candid feedback is an integral part of our efforts to better serve you. We invite you to please take a few moments and tell us how we're doing. Please click on the following link to get to our survey. Survey <<<http://www.sanantonio.gov/dsd/survey.asp>>>

*Trees*  
*- x/c*

**Ismael Segovia**

---

**From:** Joan Miller  
**Sent:** Thursday, December 08, 2005 11:15 AM  
**To:** 'arturo.camacho@c-b.com'  
**Cc:** Debbie Reid; Michael Herrera; Ismael Segovia  
**Subject:** Sulphur Springs MDP Tree Approval



**CITY OF SAN ANTONIO**

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: 12/6/05

Subject: Master Development Plan Sulphur Springs (A/P 1178524)

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- 2003 Tree Preservation ordinance – A Master Tree Permit has been issued for this project. Please include this A/P number on all plat and building permit applications for this project. A heritage tree survey has not been approved for the site; all plats submitted for this project will require a heritage tree survey and a \$75 review fee. Mitigation for removal of heritage trees must be approved at the platting stage.
- Streetscape standards – New Sulphur Springs Road requires streetscape on existing ROW (it appears that preservation of existing trees may fulfill this requirement if they are on the ROW thus avoiding the planting and irrigation of new streetscape trees). The new ROW on Jasper Hollow (collector) will require streetscaping as well (again, we recommend preservation of existing trees where available and possible).
- Final approval of this Master Tree Permit is conditional upon the inclusion of the tree save areas on the final version of the Master Development Plan. Please forward a copy

12/9/2005

to us when this has been placed on the plan.

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

*Joan Miller*  
Administrative Assistant II

## Patricia Wallace

---

**From:** Joan Miller  
**Sent:** Friday, October 14, 2005 10:14 AM  
**To:** Debbie Reid; Michael Herrera; Patricia Wallace  
**Subject:** FW: Sulphur Springs MDP - Disapproval

Sorry about this one. I asked Mark to review since they had submitted a tree affidavit for compliance at the MDP stage, but he only sent it out to the engineer.

Joan

-----Original Message-----

**From:** Mark C. Bird  
**Sent:** Thursday, October 13, 2005 4:56 PM  
**To:** 'arturo.camacho@c-b.com'  
**Cc:** Joan Miller  
**Subject:** Sulphur Springs MDP

Arturo,

Congratulations on embarking on your brave new adventure.

Please forward these comments to the new chief.

The Sulphur Springs MDP Tree Stand Delineation is acceptable for MDP approval but does not meet the requirements for a Tree Stand Delineation Tree Preservation Plan.

The Tree Stand Delineation required for the MDP is a non-committal submission highlighting tree canopy areas on a site. A Tree Stand Delineation Tree Preservation Plan requires canopy that consists of significant size large and small species trees and Heritage trees that have a minimum continuous canopy area of no less than 20,000 square feet. The inspection of the site did not find sufficient material to meet the requirements.

Please contact me to discuss other options if you wish to proceed with preparing a Tree Preservation Plan for the Sulphur Springs MDP.

Mark C Bird  
Special Projects Officer  
Development Services Department  
City of San Antonio  
(210) 207-0278  
mbird@sanantonio.gov

*Not Approved*  
*Trees*

*e*

*Parks*  
*- Yes*

**CITY OF SAN ANTONIO**  
**PARKS AND RECREATION DEPARTMENT**

**Interdepartment Correspondence Sheet**

**TO:** Michael Herrera, Special Projects Coordinator, Development Services Department  
**FROM:** Ismael B. Segovia, Planner II, Parks and Recreation Department  
**COPIES TO:** Patricia Wallace, Planner II, Development Services Department  
**SUBJECT:** New Sulphur Springs Rd. Master Development Plan

**DATE:** October 4, 2005

I recommend approval of the New Sulphur Springs Rd. Master Development Plan.

New Sulphur Springs Rd. is a proposed subdivision of 410 single-family dwelling units. Per UDC section 35-503(b) Table 503-1 single-family development is required to provide 1 acre of open/park space per 70 dwelling units. The total open/park space required is 5.9 acres. This subdivision provides 39.4 acres, thus meeting UDC requirements.

Ismael B. Segovia, M.A.  
Planner II  
Parks and Recreation Department

Sulphur Spring MDP

**MTP- OK**

looks okay

- need to check connectivity ratios

10' collector (not 60')?  
local B ok!

**LETTER OF TRANSMITTAL**

Attention: Ismael Segovia	Date: 1/30/06	Project No: 310256.082.1.0390
To: Planning Department	Re: Sulphur Springs MDP	
1901 S. Alamo, 2 <sup>nd</sup> Floor		
San Antonio, Texas		

We are sending you these items via: 4 hour Courier

COPIES	DATE	DESCRIPTION
9		MDP Plans
2		8.5 x 11 MDP

<input type="checkbox"/> For approval	<input type="checkbox"/> For your use	<input checked="" type="checkbox"/> For review & comment
---------------------------------------	---------------------------------------	--

REMARKS: Attached is the revised MDP plan per your comments. Thanks!

SENDER: Shervin Nooshin

TELEPHONE: 210-494-0088

01-31-00001:49 RLVU

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
3325228

AMT ENCLOSED \_\_\_\_\_

50-05-5574  
D.R. HORTON, INC. AREA C3  
211 N. LOOP 1604 E. STE 130  
SAN ANTONIO, TEXAS 78232

AMOUNT DUE 500.00  
INVOICE DATE 9/26/2005  
DUE DATE 9/26/2005

PHONE: (000) 000-0000

MDP  
SULPHUR SPRINGS

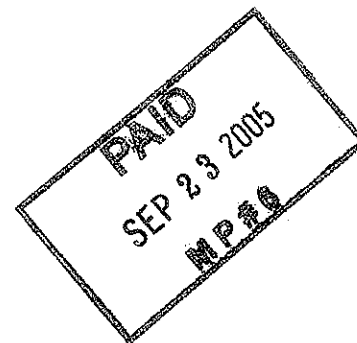
FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
9/26/2005	3325228	50-05-5574	9/26/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00

DEV. SERVICES

2005 SEP 27 A 8:10



AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	09/26/2005		CK#81482	MDP
END	09/26/2005			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

Vendor: 769Q City of San Antonio

Date: 9/23/05

Check #: 000081482

C3

P.O. No.	Invoice Number	Sub Div	Job Acct Number	Cost Code	Address	Lot/Block	Gross	Adjust	Net Amount
	MDPREVIE	C13	1315		Residential Inventory - Prepaid		500.00	.00	500.00

DEF. SERVICES

2005 SEP 27 A 8:10

DEV. SERVICES

SEP 26 PM 1:39

500.00

.00

500.00

**D.R. Horton, Inc.**

Vendor: 769Q City of San Antonio

Date: 9/23/05

Check #: 000081485

C3

P.O. No.	Invoice Number	Sub Div	Acct	Job Number	Cost Code	Address
	TREES	C13	1315	Residential	Inventory - Prepaid	

Lot/BlockGross  
2,075.00Adjust  
.00Net Amount  
2,075.00NEW SERVICES  
2005 SEP 26 P 1:39

2,075.00

.00

2,075.00

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NYSE*America's Builder*

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**D.R. Horton, Inc.**  
**Area C3**211 N Loop 1604 E Ste 130  
San Antonio, Texas 78232Bank of America N.A.  
San Francisco, CA

06-10/00052

Pay \*\*\*\*\*2,075DOLLARS AND 00 CENTS

DATE	CHECK NO.
9/23/05	000081485

AMOUNT

\$2,075.00

To	City of San Antonio	769Q H
The	LAND DEVELOPMENT	(San)
Order	San Antonio, TX	
Of		

*D. R. Horton*

⑈00081485⑈

⑆121000358⑆

1233515002⑈

**D.R. Horton, Inc.**

Vendor: 769Q City of San Antonio

Date: 9/23/05

Check #: 000081482

C3

P.O. No.	Invoice Number	Sub Div	Acct	Job Number	Cost Code	Address
	MDPREVIE	C13	1315	Residential	Inventory - Prepaid	

Lot/BlockGross  
500.00Adjust  
.00Net  
Amount  
500.00
 DEV. SERVICES  
 2005 SEP 26 P 1:39

500.00

.00

500.00

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NYSE*America's Builder*

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**D.R. Horton, Inc.****Area C3**211 N Loop 1604 E Ste 130  
San Antonio, Texas 78232Bank of America N.A.  
San Francisco, CA

06-10/00052

Pay \*\*\*\*\*500DOLLARS AND 00 CENTS

DATE	CHECK NO.
9/23/05	000081482

AMOUNT

\$500.00

To	City of San Antonio	769Q H
The	LAND DEVELOPMENT	(San)
Order	San Antonio, TX	
Of		

*D.R. Horton*

⑈00081482⑈

⑆121000358⑆

1233515002⑈

**D.R. Horton, Inc.**

Vendor: 769Q City of San Antonio

Date: 9/23/05

Check #: 000081484

C3

P.O. No.	Invoice Number	Sub Div	Acct	Job Number	Cost Code	Address
	SULPSPRI	C13	1315	Residential	Inventory - Prepaid	

Lot/Block

Gross  
300.00Adjust  
.00Net  
Amount  
300.00

2005 SEP 26 P 1:39

NEW SERVICES

300.00

.00

300.00

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*America's Builder*

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NYSE

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**D.R. Horton, Inc.****Area C3**211 N Loop 1604 E Ste 130  
San Antonio, Texas 78232Bank of America N.A.  
San Francisco, CA

06-10/00052

Pay \*\*\*\*\*300DOLLARS AND 00 CENTS

DATE 9/23/05  
CHECK NO. 000081484

AMOUNT

\$300.00

To The Order Of  
City of San Antonio  
LAND DEVELOPMENT  
San Antonio, TX  
769Q H  
(San)*D.R. Horton*

⑈00081484⑈

⑆121000358⑆

1233515002⑈

**D.R. Horton, Inc.**

Vendor: 769Q City of San Antonio

Date: 9/23/05

Check #: 000081483

C3

P.O. No.	Invoice Number	Sub Div	Acct	Job Number	Cost Code	Address
	PARKSREC	C13	I315	Residential	Inventory - Prepaid	

Lot/Block

Gross  
240.00Adjust  
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